

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL C-7  
SOUTH STATION URBAN RENEWAL AREA  
PROJECT NUMBER MASS. R-82

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Station Urban Renewal Area, Project No. Mass. R-82, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, A. R. Friedman and Richard L. Friedman, as Trustees of Carpenter Associates Trust, have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel C-7 in the South Station Urban Renewal Area:

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That A. R. Friedman and Richard L. Friedman, as Trustees of Carpenter Associates Trust, be and hereby are tentatively designated as redeveloper of Disposition Parcel C-7 in the South Station Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended

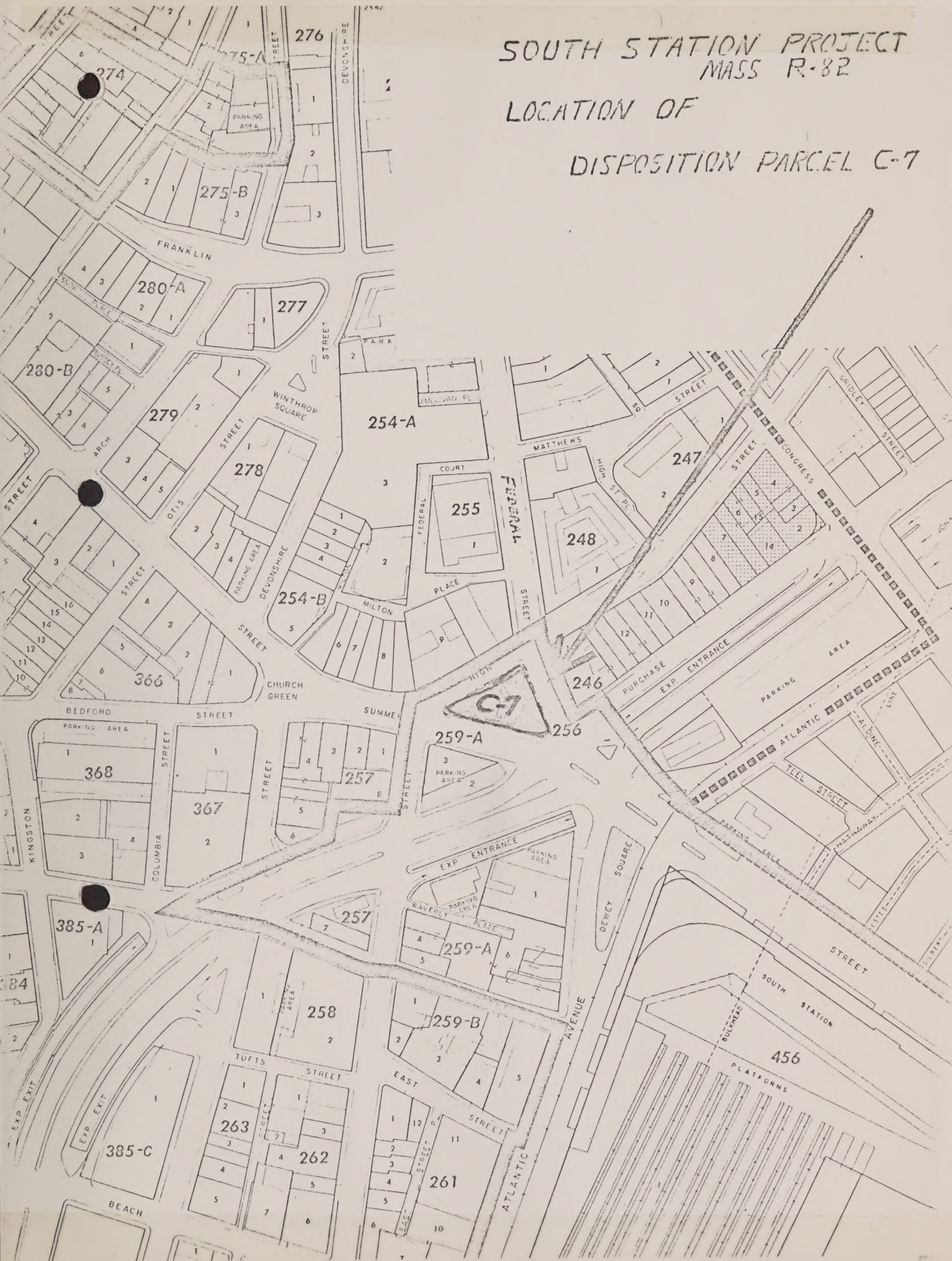
(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Preliminary plans; and
- (iv) Evidence that a prime tenant has been secured, or that in the alternative, the developer will go forward without such prime tenant.
- (v) A Letter of Intent providing in part for a construction start no later than December 1, 1973.

2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



SOUTH STATION PROJECT  
MASS R-82  
LOCATION OF  
DISPOSITION PARCEL C-7





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MEMORANDUM

2389

12/14

To: Boston Redevelopment Authority

From: Robert T. Kenney, Director

Date: 14 December 1972

Subject: SOUTH STATION URBAN RENEWAL PROJECT  
Mass. R-82  
Tentative Designation of Developer  
Parcel C-7

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The Authority has received a request from A. R. Friedman and Richard L. Friedman, as Trustees of Carpenter Associates Trust, that they be tentatively designated developers of Parcel C-7 in the South Station Urban Renewal Area. Parcel C-7 is bounded by Summer Street, High Street, Purchase Street and Federal Street (see attached plan).

The Developer proposes to build a modest sized office tower of approximately 13 stories with 180,000 square feet of floor space at a cost of \$8.8 million in order to answer the needs of smaller tenants who want to remain in the City but whose identity is lost in large office towers. The architect for the project is The Architects Collaborative of Cambridge. The development proposal includes a brick plaza at Federal and High Streets which will serve as a depository and conduit for pedestrian access from South Station through to the financial district.

The developers have already invested substantial amounts of capital in attempting to solve serious development handicaps for this parcel including underground utility easements, MBTA tunnel facilities, traffic routing problems, and a restrictive parcel configuration. The developer has submitted preliminary evidence of its ability to finance the project. Accordingly, it is recommended that the Authority tentatively designate Carpenter as developer of Parcel C-7 in the South Station Urban Renewal Area.

An appropriate Resolution follows:

